

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£135,000

**FOR SALE**



**116 Strabane Old Road, Derry, BT47 2EH**

- END TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWN TO FRONT
- YARD TO REAR
- VIEWS OVER THE CITY
- EPC RATING - D

**VIEWING STRICTLY BY APPOINTMENT ONLY**

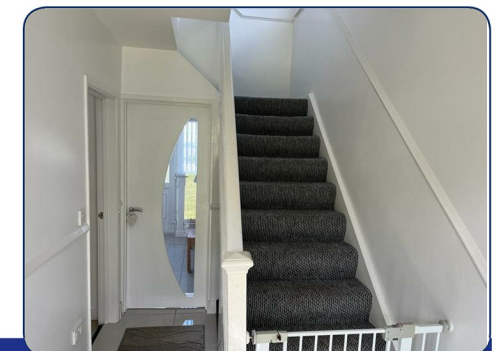
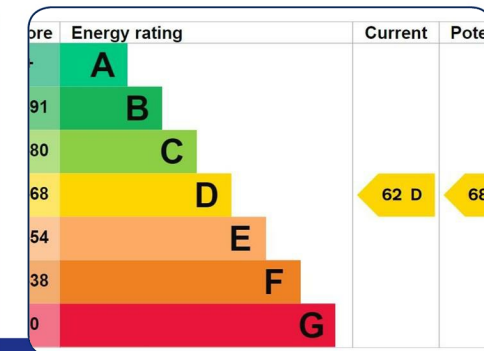
Agent:



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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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## ACCOMMODATION

### HALLWAY

Having understairs storage and tiled floor.

### LOUNGE

12'5" x 11'9" (3.8 x 3.6)

Having fireplace with hearth, ceiling cornicing and laminated wooden floor.

### KITCHEN / DINING AREA

Having white high gloss eye and low level units with under lighting, stainless steel sink unit, stainless steel extractor fan with light, plumbed for washing machine, tiled floor.

### FIRST FLOOR

#### LANDING

Having hotpress and laminated wooden floor.

#### BEDROOM 1

12'1" x 8'6" (3.7 x 2.6)

Having built in wardrobe and laminated wooden floor.

#### BEDROOM 2

10'9" x 8'10" (3.28m x 2.69m)

Having laminated wooden floor.

#### BEDROOM 3

8'10" x 8'2" (2.7 x 2.5)

### SHOWER ROOM

Comprising fully tiled walk in electric shower, whb vanity unit, wc, fully tiled walls and tiled floor.

### EXTERIOR FEATURES

Private well maintained lawn to front enclosed by fence.

Private enclosed concrete area to rear.

Two sheds one having electric points.

### ESTIMATED ANNUAL RATES

£659.25 (SEPT 2023)

